



Kelburn Road, Orton Northgate Peterborough
Offers in Excess of £300,000 Freehold

**Sharman
Quinney**

Key Features



- Well presented throughout
- Spacious lounge/dining room
- Modern fitted kitchen
- Ensuite
- Driveway providing off-road parking

This well presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families and professionals alike.

The ground floor comprises a welcoming entrance hall, a modern fitted kitchen, and a generous lounge/dining area with direct access to the rear garden, creating the perfect space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. Occupying the entire top floor is the impressive principal bedroom, offering a bright and spacious retreat with ample room for furnishings alongside an ensuite.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and an enclosed rear garden, ideal for

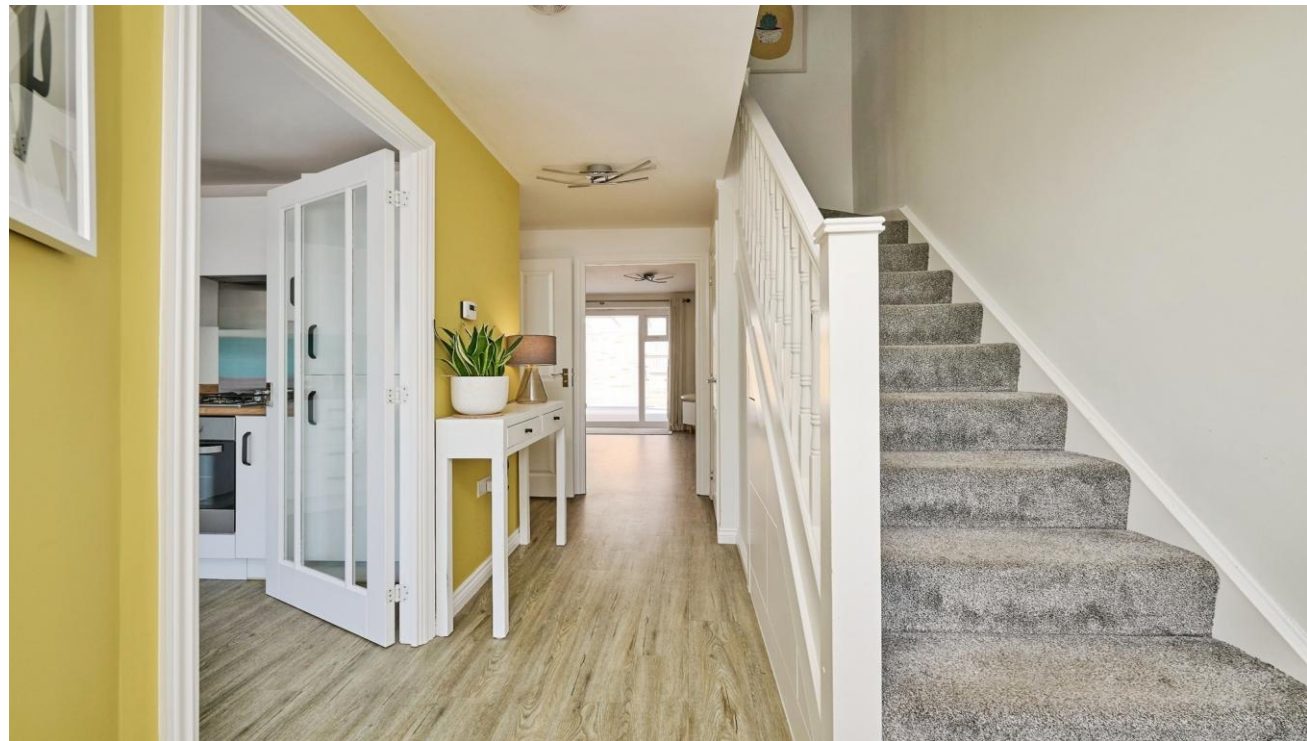


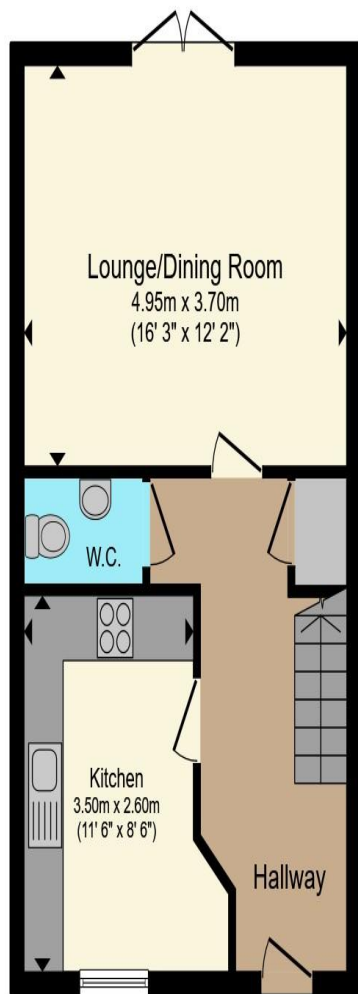
outdoor relaxation and family enjoyment. Conveniently located close to local amenities, schools, and transport links, this attractive home combines comfort, space, and practicality in equal measure.

Viewing is highly recommended to fully appreciate the accommodation on offer.

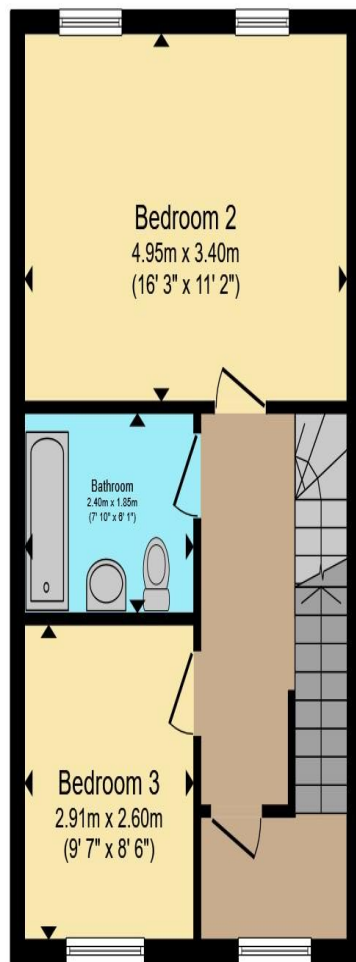
All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

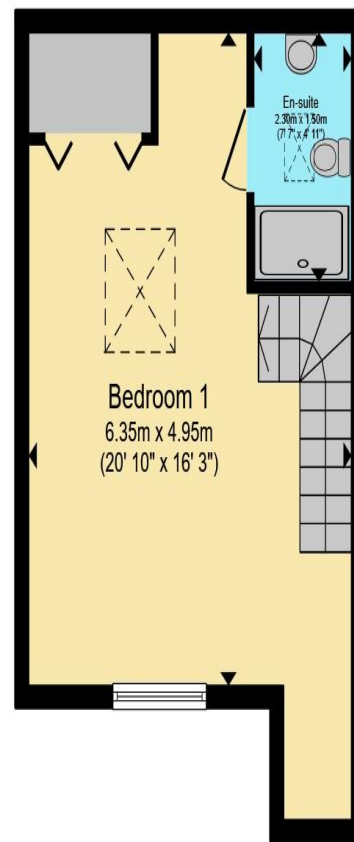




Ground Floor



First Floor



Second Floor

Total floor area 113.9 m² (1,226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

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home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM204071 - 0001

